

# PIPE

From Page A1

covering tax revenue sharing, Costco's arrival and municipal services during Napa Pipe's transition from county to city control.

The council also authorized an application to fold Napa Pipe into its sphere of influence and annex it into the city in two steps. The first step would take in the site's industrially zoned areas "as soon as practicable" following a city rezoning, with the second step absorbing the remaining lands on Dec. 31, 2022.

To get closer to a final Napa Pipe deal, the city had to grapple with its insistence that a Costco arrive before any housing. But the water agreement - and developer promises of more funding if a warehouse store is slow to arrive - persuaded council members to push for a long-delayed conclusion.

"I will cautiously say I think we're there," said Councilwoman Mary Luros after the Napa Pipe votes, all of which were unanimous. "I think we've protected ourselves if for some reason Costco doesn't happen - right away, at least. It's not perfect, but it's a good compromise and I support it."

"We've really tried to get this as correct as we could, (and) we've achieved most of our goals," added Councilwoman Juliana Inman.

In recent weeks, how soon the city could strike a water service deal with Napa Pipe's developer - and its effect on the timing of its annexation - has loomed heavily over the project's future.

City and county leaders had disagreed on what events would trigger the start of water service to the development. The city proposed doing so after the Local Agency Formation Commission (LAFCO) - the body that approves annexations - approved a phased plan, with a Costco being built first. However, county officials worried that waiting for that step could stretch final approval by several months, and wanted water service to start when LAFCO receives the completed project applications.

Napa County officials, urging greater haste from the city, have pointed to a contract between Costco Wholesale Corp. and Napa Redevelopment Partners LLC. That deal includes a feasibility period that ends Sept. 15, with the option of a 30-day extension, that requires water service for a store to be considered.

By promising water service and supporting a streamlined annexation path, the city hopes to speed LAFCO's work and enable it to review the Napa Pipe plan as early as Sept. 14, said Rick Tooker, community development director.

"We're no longer saying that LAFCO must approve both the sphere of influence expansion and the phased annexation" before the city provides water to Napa Pipe, he said after the council meeting. "That was the crux of our discussion."

Without a city water commitment by the early fall, Napa County could have considered supplying Napa Pipe with groundwater or water from other sources, said Supervisor Mark Luce.

The Board of Supervisors voted on June 23 to accept alternative water options for Napa Pipe, in part to meet a deadline in its state-approved housing plan requiring a backup water plan if city failed to sign a water agreement by June 30.

Driving Napa County's urgency to break ground is its need to meet state quotas for affordable housing, a difficult task in a county with strict farmland protections and soaring rents and home prices.

The Napa Pipe agreements call for the city to shoulder 80 percent of the county's requirements for below-market-price homes starting in 2023, a hurdle virtually impossible to clear without Napa Pipe's housing stock.

Some 190 homes are to be reserved for those earning less than 120 percent of the county's median income, with allotments for moderate, low and very low incomes.

An attorney for Latinos Unidos del Valle de Napa y Solano, which advocates for affordable housing, urged city officials not to tarry any longer, pointing to the imbalance between wages and rents that forces large numbers of workers to commute from outside the Napa Valley. Further delays could imperil a project that has nearly been derailed by city-county squabbling, but remains essential to provide some sort of housing relief, David Grabill told the council.

"Developments are fragile, especially big developments like these; the whole thing could implode," he said. "It's important that you work with the county and the developer to get it moving, in a way that makes everyone happy."

Other agreements approved by the City Council cover revenue sharing with the county from the development, as well as the fiscal backstop for the city if a Costco store - and the tax money it would bring - is postponed.

Sales and hotel tax revenue from Napa Pipe would be split equally between city and county until annexation, when the city would start keeping all such funds. The county would retain all property tax money before the site's absorption into the city, after which the city would keep 55 percent.

Napa Redevelopment Partners also agreed to bolster the substitute payments it will give the city if housing is built before a warehouse store, a step the builder can take if no Costco opens within two years.

City officials had insisted on a higher payout, to ensure it could afford to provide public services at Napa Pipe even without the tax revenues of a large chain store. In response, developers raised the minimum backup payment from \$214,000 to \$700,000 per year, with that total reaching as much as \$931,500 as Napa Pipe's build-out progresses.

Accepting a larger payout in the absence of a Costco is a concession that the store's arrival, however strongly likely, cannot be fully guaranteed - and that the city should speed approval for Napa Pipe rather than hold out for 100 percent certainty, according to Councilman Peter Mott.

"It's about finding a middle ground so that in the worst-case scenario, we can still pay for the services," Mott said. "I still fully believe that Costco is coming, but there could be, say, a terrorist attack tomorrow that puts all their development plans on hold. The full, full unknown is still unknown."

"The developer has worked hard to get to this place. This is the smartest way to make sure we don't get in a bad place for the city."

# MEMORIAL

From Page A1

as he had done with Napa.

Huether agreed, and created a design for free.

American Canyon's memorial will feature two concrete supports hoisting the steel collar off the ground. Two towering panes of glass that will light up and represent the former World Trade Center will be attached to the collar.

A narrative of the 9/11 catastrophe, emblazoned on a plaque, will also be a part of the memorial, which won't include a list of the nearly 3,000 victims due to size limitations.

"There's not enough room on this memorial to put all of the victims' names," said Huether, who recommended placing a plaque with names of

donors off to the side of the memorial.

The 12-foot statue will be situated just outside the entrance to the city's police and fire station, which share the same address: 911 Donaldson Way.

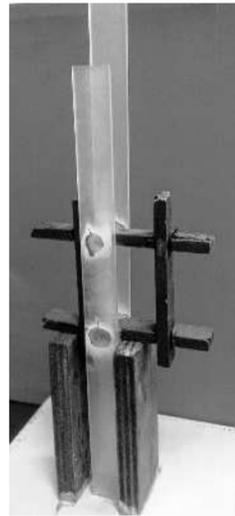
But the memorial can't be built until the necessary money is raised for its construction.

The firefighters initially raised \$5,000 back in 2011, on the 10th anniversary of the 9/11 attacks.

The fundraising then stalled for a few years, until one of Weeks' crewmembers, Josh Cordeiro, decided to volunteer time to solicit more donations.

The City Council was informed on July 7 that \$17,000 has been raised, with at least another \$18,000 needed to start construction.

Council members said the city and the American Fire Protection District



Noel Brinkerhoff/Eagle  
**A model of the 9/11 Memorial proposed for American Canyon.**

would each chip in \$2,500 for the memorial, but only when the project needs the last \$5,000 to reach its goal.

Weeks said he's hoping to have the memorial in place by next year's 9/11 anniversary.

"It means a lot" to commemorate the tragedy that killed 343 firefighters, he said. "We're still an agency that wears the commemorative patch, so we really care, not just about the firefighters but all the public safety people who gave their lives that day."

The patch, which reads: "September 11, 2001, FDNY, We Will Never Forget, American Canyon Fire Dept." is an optional part of the uniforms in American Canyon. But Weeks said he and many of his men wear it proudly.

"We really do believe in the mantra: never forget," said Weeks.

Those wishing to contribute to the memorial fund should contact Josh Cordeiro at jcordeiro@amcanfire.com.

# MUMM

From Page A1

in chardonnay grapes for its sparkling wine in eight to 10 days.

"We have not brought in any grapes yet," said Matthew Levy, marketing manager for Schramberg Vineyards, another major sparkling wine producer in the valley. "Last I heard, possibly Monday for pinot noirs from Richburg Vineyard in Carneros."

Ludovic Dervin, wine maker at Mumm said, "Unlike the last three vintages, this year's crop is more of a 'diamond in the rough,' requiring more carving out and polishing in the vineyards to express its full potential."

"Budbreak was early," he said, "and both shoot elongation and flowering were challenged by weather conditions, leading to a fair amount of maturity variability from vineyard to vineyard, block to block, vine to vine and even cluster to cluster on the same vine. Winemakers and vine growers will have to work hand in hand for the next few months to balance out the crop load



J.L. Sousa/Register  
**Mumm Napa Winemaker Ludovic Dervin sprinkles sparkling wine over some of the pinot noir grapes, believed to be the first harvested in the Napa Valley in 2015.**

for another successful harvest season."

With the variety of microclimates of the valley and the diversity of grapes being grown, Putnam said she anticipates harvest 2015 will extend into October, as different varieties ripen.

"It's nice when harvest can be spread out," she said, noting that this means less pressure on the labor force as well as less crowding at crush pads.

Putnam predicted

that the yield for cabernet sauvignon grapes, the predominant grape grown in Napa Valley, will be "lighter overall" this year, due to several factors, including extensive replanting going on this year.

"Every year is so different," she said. After the unusually early budbreak, growers had

looked at the possibility of an unusually early harvest, "but then the weather cooled down and every thing slowed down," she said. "Right now, we're really grateful for the weather. Nice even warm days, light winds and cooler nights" are what the grapes need now as they move into harvest.

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**PUBLIC MEETING**  
MARE ISLAND NAVAL SHIPYARD  
RESTORATION ADVISORY BOARD (RAB)  
July 2015 MEETING

The Department of Navy (DON) invites interested members of the public to attend updates and presentations with members of the Restoration Advisory Board (RAB) made up of representatives from the local community, Navy, Federal and State regulatory agencies. The DON encourages the public to keep informed about the environmental cleanup at Former Mare Island Naval Shipyard (MINS), Vallejo, California.

**July 2015 Featured Topics**  
South Shore Area  
Remedial Investigation Fieldwork Overview  
Installation Restoration Program Site 15  
Update and Path Forward

Date: Thursday, July 30, 2015  
Time: 7:00 p.m. to 9:25 p.m.  
Location: Mare Island Conference Center  
375 G St., Vallejo, CA

**Ask questions and voice your concerns. You Can Make a Difference!**

**FOR MORE INFORMATION CONTACT:**  
Janet Lear, (619) 532-0976 or Myrna Hayes, (707) 429-9633  
Navy BRAC Web Page: <http://www.bracpmo.navy.mil>  
Mare Island Environmental Web Page: <http://www.mareisland.org>

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**Looking for Witnesses...**

*We are looking for witnesses who saw a clothing rack fall on a woman at the Napa Ross Store on June 1, 2015.*

Please Call Rebecca at  
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